

TRANSFER
TAX
PAID

Doc # 2005017512
Book 8465 Page 0102

WARRANTY DEED

44-25

LESTER L. LAWRENCE, A/K/A LESTER LAWRENCE, AND NANCY M. LAWRENCE

of 161840 163rd Place, McAlpin, FL 32062

for consideration paid, grants to

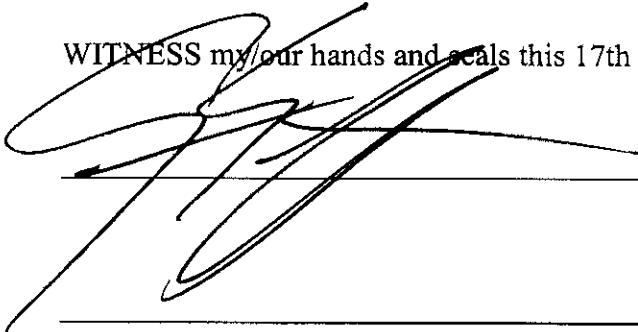
MIKE YALTER AND JENNIFER M. YALTER


of 361 Old Connecticut Path, Wayland, MA 01778, as **joint tenants and not as tenants in common**, with WARRANTY COVENANTS, the following described real property in Waterville, County of Kennebec and State of Maine:


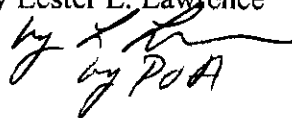
See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my/our hands and seals this 17th day of June, 2005.




Lester L. Lawrence

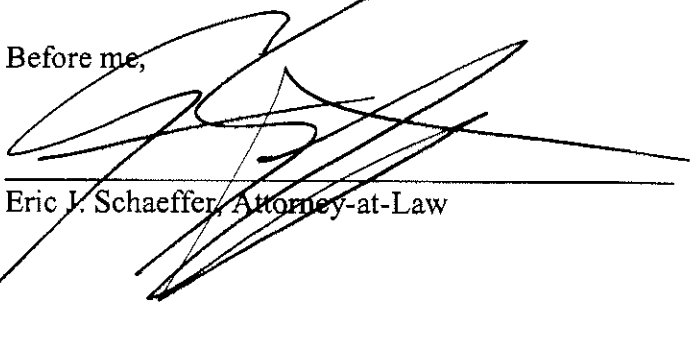

Nancy M. Lawrence by Lester L. Lawrence
as Attorney-in-Fact 
by POA

State of Maine
Cumberland, ss.

June 17, 2005

Personally appeared before me the above-named Lester L. Lawrence and Nancy M. Lawrence and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,


Eric J. Schaeffer, Attorney-at-Law

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(2) HBA

EXHIBIT A

44-25

A certain lot or parcel of land located on the southerly side of Western Avenue in the City of Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning at a point on the southerly side of Western Avenue, said pin being located thirty feet (30'), more or less, easterly from the northeast corner of land now or formerly owned by Percy Loud; thence southeasterly along the southerly line of Western Avenue for ninety-five feet (95'), more or less, to a point marking the northwesterly corner of land now or formerly owned by Seldon E. Whitcomb, thence southwesterly along the land of said Whitcomb, following in part a wire fence, for one hundred thirteen feet (113') more or less, to a point; thence northwesterly along the land of a former grantor of the herein described land for eighty-two feet (82'), more or less, to an iron pipe embedded in concrete; thence northeasterly along the land of a former grantor of the herein described land for one hundred ten feet (110'), more or less to the point of beginning.

Also the right to use whatever portion of the existing driveway extends beyond the westerly line of the above described parcel onto the land of a former grantor of the herein described land.

This conveyance is subject, however to the following easements, (1) easement to Waterville Sewerage District Book 923, Page 503 dated September 24, 1952 and (2) Easement to Kennebec Sanitary Treatment District, Book 1650, Page 324 dated June 8, 1973.

For title of grantor reference is hereby made to a deed from Lester L. Lawrence to Lester L. Lawrence and Nancy M. Lawrence dated June 2, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6146, Page 143.

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Received Kennebec SS.
06/23/2005 3:00PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

After Recording Return to:
Hopkinson, Abbondanza & Backer
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845